

REGULAR MEETING
OF
JANUARY 12, 1988

The Chair called the meeting to order at 5:25 p.m. and immediately adjourned to a Closed Session to discuss pending litigation. The meeting reconvened at 5:31 p.m.

Item 1: Roll Call

Present: Members Wolfsheimer, Roberts, Pratt, Struiksma, Henderson,
McCarty, Filner and Chair O'Connor
Excused: Member McColl
Secretary: Charles G. Abdelnour

Item 2: Approval of the minutes for the Regular Meeting of December 8, 1987.

Motion by Struiksma to approve the minutes.
Second by Roberts.
Vote: 8-0

Item 3: Resolution amending the FY 1988 Projects Budget, establishing a budget for \$826,000 for debt service payments relating to Marina tax allocation refunding bonds; and amending the Horton Plaza Theatre Budget, increasing the amount by \$45,000.

Motion by Struiksma to adopt the resolution.
Second by Henderson.
Vote: 7-1 (Wolfsheimer voting nay)

ADOPTED AS RESOLUTION NO. 1570

Item 4: Resolution amending the agreement with Liebhardt, Weston and Associates, increasing the contract amount from \$483,910 to \$558,910 to settle all outstanding litigation in the Horton Plaza Project.

Motion by Struiksm to adopt the resolution.
Second by Henderson.
Vote: 7-1 (Wolfsheimer voting nay)

ADOPTED AS RESOLUTION NO. 1571

Item 5: Resolution approving the Agreement Regarding the Conflict of Telephone Conduit With Street Improvements for Market Street, between the City, Redevelopment Agency and Pacific Bell.

Motion by Struiksma to continue this item to Tuesday, January 26, 1988 at 2 p.m. in the 12th floor Council Chambers.
Second by Filner.
Vote: 8-0

- Item 6: Resolution authorizing CCDC to advertise and receive bids for the construction of off-site improvements consisting of sewer, water and storm drain systems in the Marina Project; authorizing the Executive Director or his designee to award the contract to the lowest qualified bidder; and authorizing CCDC to administer said contract.

Motion by Struiksma to adopt the resolution.

Second by Henderson.

Vote: 8-0

ADOPTED AS RESOLUTION NO. 1572

- Item 7: Resolution approving the First Amendment to the Negotiation Agreement with Seaport Manfred Co., Inc. and The Ice Block for development of the Roger Morris Plaza in the Marina Project.

Member Roberts stated he had reservations as to the proposed design of the project, and there may need to be design changes at a later date in order to satisfy the advisory committee and Agency.

Motion by Henderson to adopt the resolution.

Second by Struiksma.

Vote: 8-0

ADOPTED AS RESOLUTION NO. 1573

- Item 8: Appeals of Goodwill Industries and Charles P. Tyson from the decision of the Historical Site Board regarding the Chinese/Asian Thematic Historic District. (Continued from meetings of October 13 and November 10, 1987.)

Motion by Filner to continue this item to Tuesday, March 22, 1988 at 2 p.m. in the 12th floor Council Chambers.

Second by Struiksma.

Vote: 8-0

- Item 9: Waiver of certain insurance requirements for errors and omissions coverage for removal of the hydrocarbon plume by Applied Hydrogeologic Consultants, Inc. (Continued from meeting of December 8, 1987.)

Motion by Filner to continue this item to Tuesday, January 26, 1988 at 2 p.m. in the 12th floor Council Chambers.

Second by Struiksma.

Vote: 8-0

- Item 10: Resolution approving the Third Implementation Agreement to the Disposition and Development Agreement (DDA) for the Koll Center on Parcel C in the Columbia Project.

Gerald Trimble discussed several revisions to the agreement which had been distributed earlier, including amendments to the scope of development

Item 10: (Continued)

regarding parking spaces, service access, fine arts considerations and energy factors. Member Struiksma expressed concern about the potential loss of the hotel development and giving Shapell right of first refusal. He suggested issuing an RFP for a hotel/mixed use/residential project.

Motion by Struiksma to adopt the resolution.

Second by Henderson.

Vote: 8-0

ADOPTED AS RESOLUTION NO. 1574

Item 11: Resolution approving the 50% construction drawings for the Koll Center, subject to certain conditions.

Motion by Struiksma to adopt the resolution.

Second by Henderson.

Vote: 8-0

ADOPTED AS RESOLUTION NO. 1575

Chair O'Connor and Member Wolfsheimer left the meeting. Member Struiksma assumed the chair.

Item 12: Resolution approving an Agreement to Extend Negotiation Agreement with Wine Bank, Inc. and San Diego Inner City Projects, Inc. for development of a portion of the Brunswig Block, bounded by "J", "K", 5th and 6th Avenues in the Gaslamp Quarter Project.

Member Roberts expressed strong reservations about the proposed height of the project and non-conformance with the other buildings in the Gaslamp Quarter.

Motion by Henderson to continue this item for
thirty days.

Second by Roberts

Vote: 6-0

adopted as Reso No. 1578

Item 13: Resolution approving the Second Amendment to the Agreement for Legal Services with Kane, Ballmer and Berkman to add \$150,000 to the total compensation for the balance of FY 1988, for a sum not to exceed \$375,000.

Motion by McCarty to adopt the resolution.

Second by Filner.

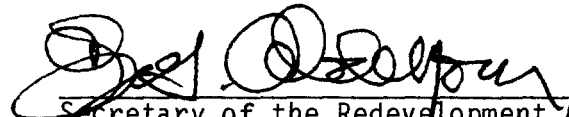
Vote: 6-0

ADOPTED AS RESOLUTION NO. 1576

Item 14: Public Comment - None.

January 12, 1988

The meeting was adjourned at 6:23 p.m.


Secretary of the Redevelopment Agency
of the City of San Diego, California